

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
AUGUST 13, 2008

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Katz, Pellegrine, Singer-Bansal, Wright

Alternates – Accorsi, Gotch

Absent: Member – Fraenkel

Alternate – Clauson

**CONNECTICUT DEPARTMENT OF TRANSPORTATION (626
STORRS RD) – 7:00 PM**

To hear comments on the application of the Connecticut Department of Transportation, 626 Storrs Rd, for a Variance of Art VIII, Sec A, Schedule of Dimensional Requirements – minimum lot area, for a variance of 1,413 sq ft to reduce the area of an existing non-conforming lot to make intersection improvements on Storrs Rd at Chaffeeville Rd.

Mr. Derrick Ireland represented the Connecticut Department of Transportation and showed plans for improvements on Storrs Road and Chaffeeville Road. The proposed sight line improvements will require widening on both sides of Chaffeeville Road, further reducing the lot area to 46,137 square feet. He claims hardship under Connecticut General Statute 48-24, failure to grant the variance may result in the total acquisition of the subject property, thus denying the owner use and occupancy of the remainder through no fault of their own.

Certified receipts and a Neighborhood Opinion Sheet were received, showing no objections.

Property owner of 626 Storrs Road, Michael Wong, voiced his disagreement with the proposed plan. He has a 3-family rental house on this property. The plan is to remove the tree line on Chaffeeville Road. The DOT will put in new shrubs in a much smaller area that will encroach further on his property. His septic system is on the north side of the property and it is not known if it will be affected. The resale value of the property will be reduced. He feels the expense is extreme when the problem could easily be fixed by putting in a traffic light.

VOL 4, PG 195

Mr. Ireland explained the State of Connecticut's procedures for acquiring property. At this time, the State has not negotiated a purchase price with the property owner. That negotiation will take place once it has been decided if the variance will be granted.

Jeanne Victor of 41 Dodd Road voiced her concerns about the removal of the existing buffer and the septic system on the Wong's property. She believes if the hump on Route 195 was removed and a traffic light installed, the problem would be solved.

Peter Friedland, 17 Chaffeeville Road, believes the proposed road would come too close to the Wong's property. He agrees with Jeanne Victor's comments. He said there are lots of accidents at this intersection. Also, he said there is a proposed subdivision planned for Chaffeeville Road and that it will add to the problem. He feels a better plan could be implemented. The speed limit should be reduced and the town should consider speed bumps for Chaffeeville Road.

Business Meeting

Pellegrine said that she would like to seek advice from the town attorney. She asked Mr. Ireland to provide the board with a property acquisition handbook which includes the appeals process. The hearing was continued until September 10, 2008.

**CONNECTICUT DEPARTMENT OF TRANSPORTATION (636
STORRS ROAD) – 8:15 PM**

To hear comments on the application of the Connecticut Department of Transportation, 636 Storrs Rd, for a Variance of Art VIII, Sec A, Schedule of Dimensional Requirements – minimum lot area, for a variance of 724 sq ft to reduce the area of an existing non-conforming lot to make intersection improvements on Storrs Rd at Chaffeeville Rd.

Mr. Derrick Ireland, representing the Connecticut Department of Transportation, claims hardship under Connecticut General Statute 48-24, failure to grant the variance may result in the total acquisition of the subject property, thus denying the owner use and occupancy of the remainder through no fault of their own.

Certified receipts and a Neighborhood Approval Sheet showing no objections from abutters were submitted. Property owner of 636 Storrs Road, Dorothy Bishop, also signed the Neighborhood Approval Sheet, showing she has no objections.

Mr. Ireland said that numerous meetings have been held to discuss the proposed plan, the most recent in December of 2006 and that these plans are just about final. Interested persons can request copies of the construction plan which also include the intersection

VOL 4, PG 196

with Clovermill Road and Route 195. The State has already acquired easements to some properties affected by this plan and is in the process of acquiring others.

Peter Friedland of 17 Chaffeeville Road said that he feels the same about this application as he did for the last hearing except that he feels this plan will improve the road. He suggests that the speed limit be changed and a stop light installed and requests an engineer for the state attend the hearing on September 10th to present the entire plan.

Business Meeting

The hearing was continued until September 10, 2008. Pellegrine asked the applicant to get the signature of abutter, Shirley Olsen, on the Neighborhood Opinion Sheet and to provide a brief timeline of meetings, hearings, and dates etc. for the project.

APPROVAL OF MINUTES FROM JUNE 11, 2008

Wright moved to approve the minutes of June 11, 2008 as presented. All in favor.

CITATION REGARDING APPLICATION OF ROSS L J & G PROPERTIES, LLC

Town attorney, Atty. Dennis O'Brien, will ask them to consider withdrawing the suit and go through Planning & Zoning. No action by the Zoning Board of Appeals is necessary at this time.

ADJOURNMENT

Meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Julie Wright
Secretary